

Symonds & Sampson

Mews Cottage

East Coker, Yeovil, Somerset

Mews Cottage

East Coker
Yeovil
Somerset
BA22 9HS

3 2 2

- Tucked Away Location
- Much Extended
- Garage & Parking
- Rare Opportunity
- Early Viewing Advised
- Good Size Gardens

Offers In Excess Of £400,000
Freehold

Yeovil Sales
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THE DWELLING

A super and much extended mid terraced Grade II listed cottage which lies in a tucked away location in the approach to Coker House. The deceptively spacious property has LPG central heating, coved ceilings and attractive timber doors fitted throughout with attractive gun metal door furniture. The property also benefits from good-sized gardens, and early viewing is advised.

ACCOMMODATION

A part-glazed entrance door and storm porch leads to the lounge/dining room. This is a really good-sized dual aspect room, having French doors to the rear, a walk-in understairs storage cupboard/small study, a couple of steps up to the kitchen, whilst French doors lead to the living room.

This room is a very good size, having a central feature multi fuel burner, whilst off here is a rear lobby with panelling at dado height and French doors to the garden.

The kitchen/breakfast room is fitted with a comprehensive range of granite worktops with charcoal grey doors and stainless steel door furniture. Fitted appliances hood, dishwasher, automatic washing machine Cooker available by separate negotiation) a number of base units and wall cupboards, some being glazed, whilst there is both floor and wall tiling.

Lastly on the ground floor is a very useful shower room with an attractive white suite.

On the first floor is an airing cupboard, whilst there are three double bedrooms, an attractive shower room with a white suite, a panelling to dado height and a corner shower cubicle.

OUTSIDE

To the rear of the property is a good-sized lawned garden with a patio, stocked beds and borders, with the gate being particularly private and predominantly enclosed by lap panel fencing.

There is parking for two vehicles and also a garage with an up-and-over door and power connected.

SITUATION

East Coker lies to the north of the Somerset/Dorset border, amidst the beautiful countryside for which this area is noted. The centre of the village is a Conservation Area in which strict planning controls have helped to preserve its rural character and where the main street is lined with period thatched cottages and houses. Indeed, the character of the village is further enhanced by its association with T. S. Eliot, who immortalised the village in one of his best-loved poems and whose ashes lie in the village church. The village has a primary school, a popular cafe and a well-regarded public house, The Helyar Arms.

DIRECTIONS

What 3 words: ///hill.sling.rigid

SERVICES

Mains water, electricity and drainage. LPG central heating.

Broadband - Ultrafast broadband is available.
Mobile signal/coverage - There is mobile coverage in the area. Please refer to Ofcom's website for more details.

MATERIAL INFORMATION

Council Tax Band: D

Flood Risk: Very Low

Rights/Arrangements: Pathways, driveways and shared drains



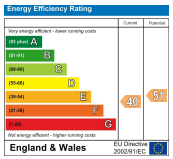




East Coker, Yeovil

Approximate Area = 1367 sq ft / 126.9 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Total = 1395 sq ft / 129.5 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom Produced for Symonds & Sampson. REF: 1428939





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